



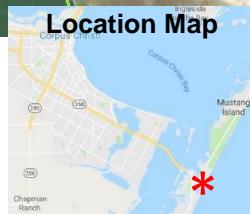
Padre Island- CC Section E, Block 1, Lot 3R (Final Replat)

**Request for Plat Waiver
from the Sidewalk Construction Requirement**

**Planning Commission Meeting
October 2, 2019**



Vicinity Map



Legend:

Sidewalk	
Bike Lane	
Crosswalk	



Zoning





Adjacent PUD sidewalk network





Street View: Aruba Dr Looking at Property





Street View: Aruba Dr

Looking East towards Leeward Drive





Street View: Aruba Dr Looking Northeast

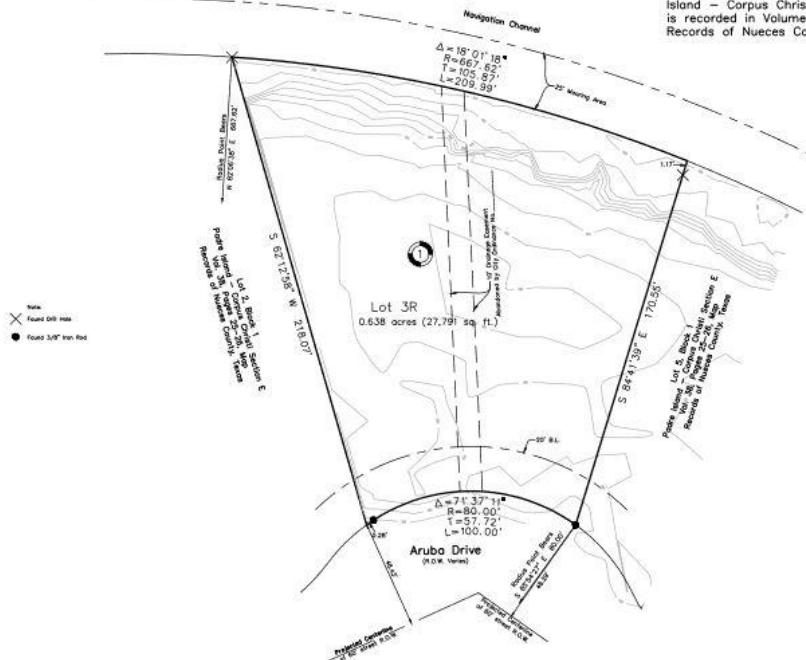




Padre Island- CC Section E, Block 1, Lot 3R

Plat of
Padre Island - Corpus Christi Section E
Block 1, Lot 3R

Being a re-plot of Lots 3 and 4, Block 1, Padre Island - Corpus Christi Section E, a map of which is recorded in Volume 38, Pages 25-26, Map Records of Nueces County, Texas.





Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

- None of the developed properties in this portion of Padre Island have sidewalk
- Area not located on any transit stops
- Aruba Dr not on UTP
- Comprehensive Plan not substantially affected
- Bicycle Mobility Plan does not show any routes through property
- Aruba Drive is not on the City's ADA Master Plan

Factors Against Sidewalk Waiver (for sidewalk construction)

- Sidewalk network 0.24 mi away on St. Augustine
- Adjacent PUD has internal sidewalk network
- Transit stop 805 ft (0.15 mi) away on Leeward Dr.
- Beach access 0.29 mi away
- Aruba Dr is 60' wide ROW
- Zoning: Resort Commercial/Island Overlay ("CR-1/IO"),.
- Plan CC
 - Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb and gutter, sidewalks”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”



Plat Waiver UDC 3.8.3.D

- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
- **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC



Staff Recommendation

Staff recommends denial of the request for waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request